

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 13, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>Lot 22 @ Perimeter Center - DHL Campus 68-DR-2000#4</b>		
LOCATION	8660 E. Hartford Drive		
REQUEST	Request approval of a site plan and elevations for a new office building and raised parking deck.		
OWNER	Desert Troon Limited LLC 480-955-3900	ENGINEER	WRG Design 602-998-8900
ARCHITECT/ DESIGNER	Butler Design Group Clay Chiappini 602-957-1800	APPLICANT/ COORDINATOR	Tom Rief Land Development Services LLC 480-946-5020

**BACKGROUND**

**Zoning.**

The zoning for this parcel is Industrial Park in a Planned Community District (I-1 PCD). The I-1 zoning allows for a wide range of manufacturing and assembly, warehousing and office uses. Most of the adjacent buildings are primarily used as offices. This project is located within the Perimeter Center master planned development. This area was originally part of the Core South master plan on State Lands, but was reconfigured after it was sold in the early 1990s.

**Context.**

The site is located near the northwest corner of the intersection of Bell Road and the Loop 101 Freeway. It is an interior site accessed by a local commercial street.

**Adjacent Uses:**

- North: Warehousing and office uses in the I-1 PCD zoning district
- South: Offices in the I-1 PCD zoning district
- East: Offices in the I-1 PCD zoning district
- West: A currently vacant office building in the I-1 PCD zoning district

The building that occupies the west portion of this site was the very first building at the Perimeter Center and was designed as a 'signature' structure. The pyramidal shape and circular parking area of this building are unique and relatively inefficient.

**APPLICANT'S  
PROPOSAL**

**Applicant's Request.**

The request is for a new 3-story office building that will be wrapped and interlocked with a single level parking deck. The relationship between the two structures is somewhat unique in that a portion of the third floor of the office building on the north will extend out over the parking deck.

**Development Information:**

- Existing Use: Temporary parking lot plus a vacant office building
- Proposed Use: Office building with a parking deck plus the existing office building
- Parcel Size: 8.2 Acres
- Building Size: 87,000 Square feet in new building (62,300 square feet in existing building)
  
- Building Height Allowed: 58 Feet
- Building Height Proposed: 58 Feet
- Parking Required: 498 Spaces
- Parking Provided: 572 Spaces
- Open Space Required: 76,500 Square feet
- Open Space Provided: 115,000 Square feet
- FAR: 0.42 (including both the new and existing buildings)

**KEY ISSUES**

- The new building will be next to an unusually designed existing building.
- The design includes substantial glass areas, which have been given a strong design character.

**DISCUSSION**

The building form is fairly complex and in part reflects the curvilinear alignment of the street frontage on it's south side. The building includes three "tower" forms at the southwest, east and north ends. Between these anchoring "tower" elements the building walls are mostly glass. The building walls are not only varied in alignment, they also include deep balconies, recessed windows, overhangs and horizontal louvered sunscreens. The mullions for the windows are placed in a fairly complex and refined geometric pattern. The overall effect is a complex but restrained design with a strong contemporary and geometric character.

The building materials include a highly textured light beige EIFS, an aggregate composition with a stone-like effect, deep brown painted masonry, integrally colored concrete, blue-tinted glass and clear anodized aluminum.

Much of the frontage was landscaped by the original subdivider/developer. Additional landscaping will be placed around the proposed building. This landscaping will use a mix of native desert and arid plant materials as has been the common practice in the Perimeter Center development. Of note is that the design includes vine covered trellises along the edges of the parking structure in order to soften the visual character of this structure along exposed frontages.

This building will expand the DHL campus at the southeast corner of the Perimeter Center development. The building design is consistent with the character of most other buildings in this business center.

**Scottsdale Development Review Board Report**  
**Case No. 68-DR-2000#4**

**OTHER BOARDS AND  
COMMISSIONS**

None

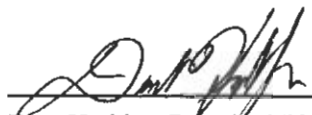
**STAFF  
RECOMMENDATION**

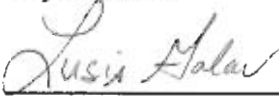
Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)**

Don Hadder  
Principal Planner  
Phone: 480-312-2352  
E-mail: dhadder@ScottsdaleAZ.gov

**APPROVED BY**

  
Don Hadder, Principal Planner  
Report Author

  
Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

# **PROJECT NARRATIVE**

## **LOT 22 OFFICE BUILDING @ PERIMETER CENTER – DHL CAMPUS**

- This request is to approve a 3-story office building and raised parking deck on Lot 22 @ Perimeter Center. This site was recently approved by the City Council allowing additional building height (case 11-ZN-05). The proposed plans are consistent with those approved by City Council on 11/1/05.
- The DHL Offices in the area of the NWC of Bell Road & Loop 101 have expanded and created a Campus setting. This application is in response to the growing desire for tenants to locate in the Perimeter Center.
- Currently the site is used as a temporary parking lot for the DHL Offices across the street. Development of the site will result in adequate parking for the 87,000 s.f. office building and overflow parking for the DHL Offices. Site access points will remain as they currently exist with shared cross access with the building to the west (G.E. Capital Bldg.)
- This request presents a layout that maximizes design potential. The first floor is only 19,000 s.f. with the majority of the site used for parking. The second floor is larger in size @ 27,500 s.f. and cantilevers over and extends out above the grade level parking. The remainder of the second level is constructed as the raised parking deck.
- This unique approach to site planning, building design and parking result in an overall design scheme that is quite pleasant to look at and signature for the Perimeter Center. Building elevations consist of masonry walls, limestone veneer panels and a combination of masonry & steel columns with a cornice roof accent. Further detailing is provided with the use of stainless steel and aluminum accents.
- The raised parking deck follows the same architectural elements using masonry walls and columns painted a light earth-tone shade. The corners of the parking deck are accented with forest green landscape shades. These landscape shades allow plant material to grow up and down along the edge of the structure, incorporating landscape into the building and softening its appearance.
- Landscape for the remainder of the site includes the existing turf lined drainage channel that runs along the entire street frontage of the site. Complimenting this will be the addition of large desert trees in the building for-ground and similar desert trees and shrubs around the perimeter of the site.

**68-DR-2000#4**

**05/01/2006**

**ATTACHMENT #1**





Q.S.  
37-48

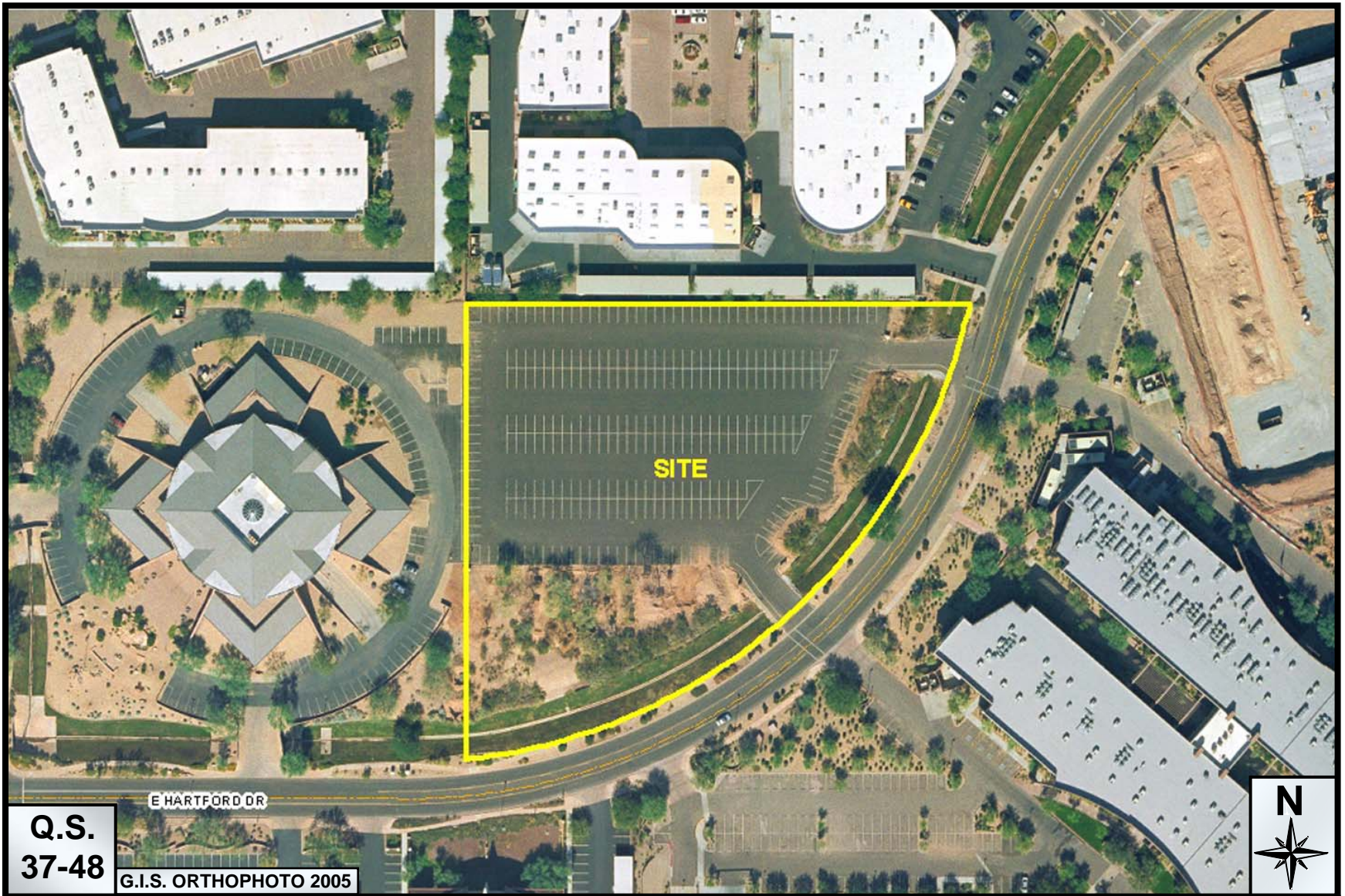
G.I.S. ORTHOPHOTO 2005

Lot 22 @ Perimeter Center - DHL Campus

**68-DR-2000 #4**

ATTACHMENT #2





Q.S.  
37-48

G.I.S. ORTHOPHOTO 2005

E HARTFORD DR

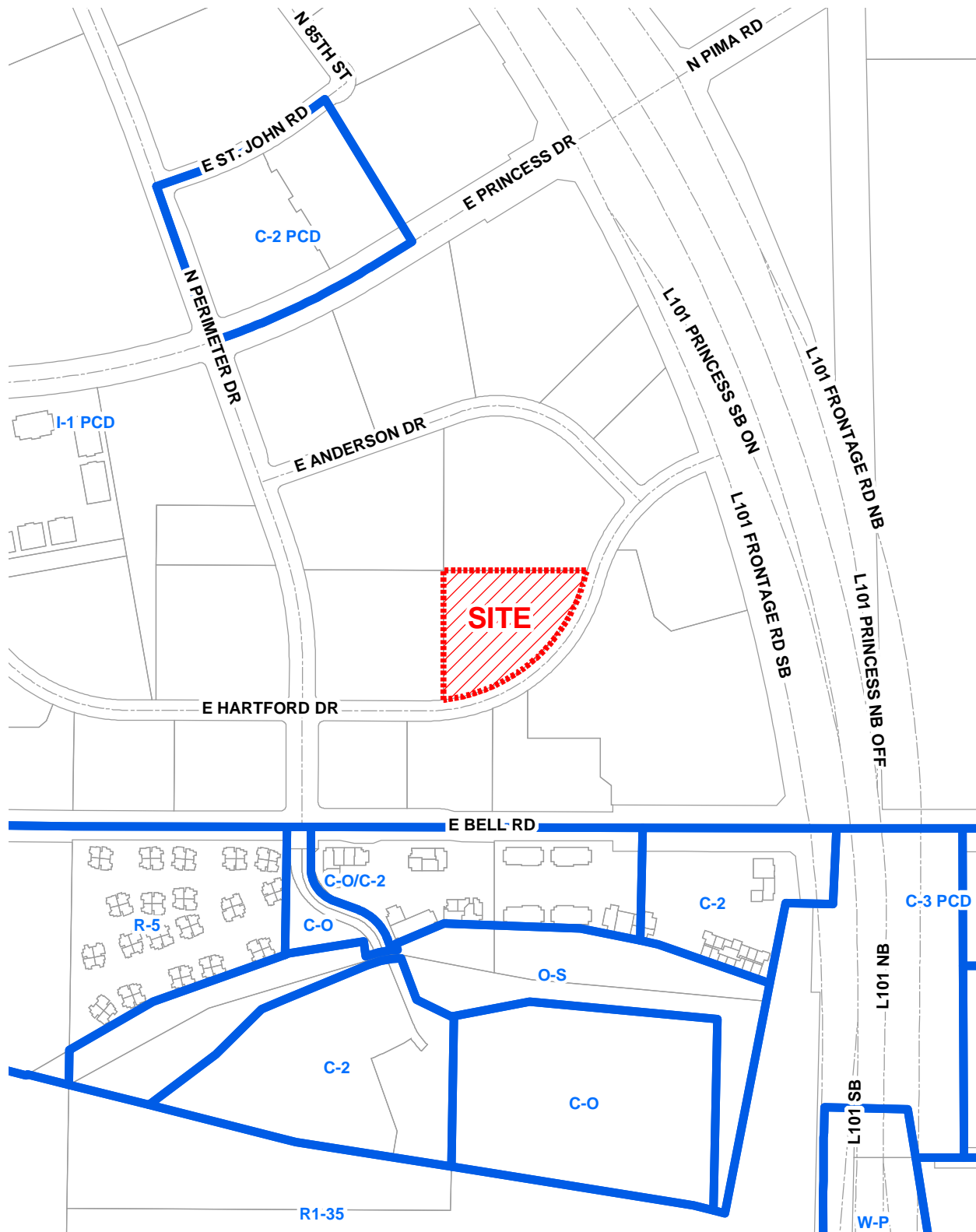
SITE



Lot 22 @ Perimeter Center - DHL Campus

**68-DR-2000 #4**

ATTACHMENT #2A



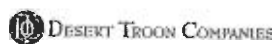
68-DR-2000 #4

ATTACHMENT #3

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68-DR-2000#4  
05/01/2006



LOT 22  
PERIMETER CENTER OFFICE BUILDING

LOOP 101 AND BELL ROAD  
SCOTTSDALE, ARIZONA







04097  
April 28, 2006





2004097  
April 21, 2005



	FRUIT	Size	QTY
	<i>Arctostaphylos</i> <i>Black Arctostaphylos</i>	multi 2 1/2" dia 1" cal.	10
	<i>Ceanothus leucanthus</i> <i>Mediterranean Blue of Persica</i>	2 1/2" dia multi	12
	<i>Cercocarpus hybrid</i> <i>Summit Hybrid</i> (from <i>Cercocarpus</i> variety or hybridized from sib)	Standard 2" cal. 30" dia with 2 1/2" dia 1 1/2" cal.	12
	<i>Arctostaphylos</i> <i>Sweet Arctostaphylos</i>	multi 2 1/2" dia 2" cal.	10
	<i>Ceanothus leucanthus</i> <i>Blue Pops variety</i>	multi 2 1/2" dia 2" cal.	12
	<i>Arctostaphylos</i> <i>Native Arctostaphylos</i>	multi 2 1/2" dia 2" cal.	12

## SHRUBS / ACCENTS 5 GAL.

	<i>Callisaurus erythrylis</i> <b>Fire Eater</b> Dart	3 gallon
	<i>Caecilia phyllodes</i> <b>Silver Caudate</b>	2 gallon
	<i>Basilys multicaulis</i> <b>Dreaded Marigold</b>	1 gal
	<i>Ceanothus glaucus</i> <b>Yellow Bird of Paradise</b>	5 gallon
	<i>Ruellia pseudonuda</i> <b>Ruella</b>	3 gallon
	<i>Leucoglyphis hololeuca</i> <b>'Green Cloud'</b> <b>Green Cloud Sage</b>	5 gallon
	<i>Zebrina speciosa</i> <b>'Orange Jubilee'</b>	3 gallon
	<i>Boerhaavia diffusa</i> <b>'Scarlet King'</b> <b>Boerhaavia</b>	2 gallon
	<i>Desmodium illinoense</i> <b>Dreaded Sweet</b>	3 gallon
	<i>Asclepias tuberosa</i> <b>Dreaded Milkweed</b>	5 gallon
	<i>Agave desertica</i> <b>Agave (TO BE APPROVED BY LAUF)</b>	3 gallon
	<i>Agave americana</i> <b>Yucca Flower Agave</b>	3 gallon
	<i>Desmodium illinoense</i> <b>Dreaded Sweet</b>	3 gallon

## DROURS / ACCENTS 537

	<i>Moronele pedunculata</i> Red/Yellow Yucca	6 gallon
	<i>Puccia sinuata</i> Spanish Bayonet	24" tree 4 gallon
	<i>Leucophyllum longistylus</i> (Rio Bravo) Rio Bravo Sage	6 gallon
	<i>Fremontodaphne</i> 'Valentine' 'Valentine' Bush	6 gallon

GROUNDCOVER 1 GAL

	Lantana montivirens New Gold & Purple trailing Lantana	3 gallon \$225.00
	Claremont Chocoma Bush Morning Glory	3 gallon \$225.00
	Surface Select Granite Bowlders (dry 1/3-in., see detail)	50% off 2700 sq ft 90% off 4800 sq ft

Decomposed Gneiss 10" Medium Grd, 2" min  
thickness in all landscape areas  
Subst. samples to Landscape Architect

## Conceptual Landscape Notes

60% of all trees will be 2" caliper or larger.

An automatic propulsion system will be installed, guaranteeing 100% availability in all weather.

12" Minus "Maximum Golf," 2" minimum thickness  
(actual sample in Landscape Architect for approval)  
Place in all non-view rest and non-view landscape

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 7'.

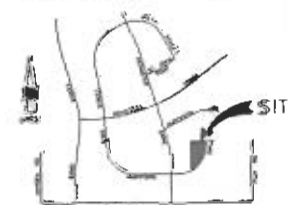
All final landscaping plans to meet City of Scottsdale minimum standards for quality and type.

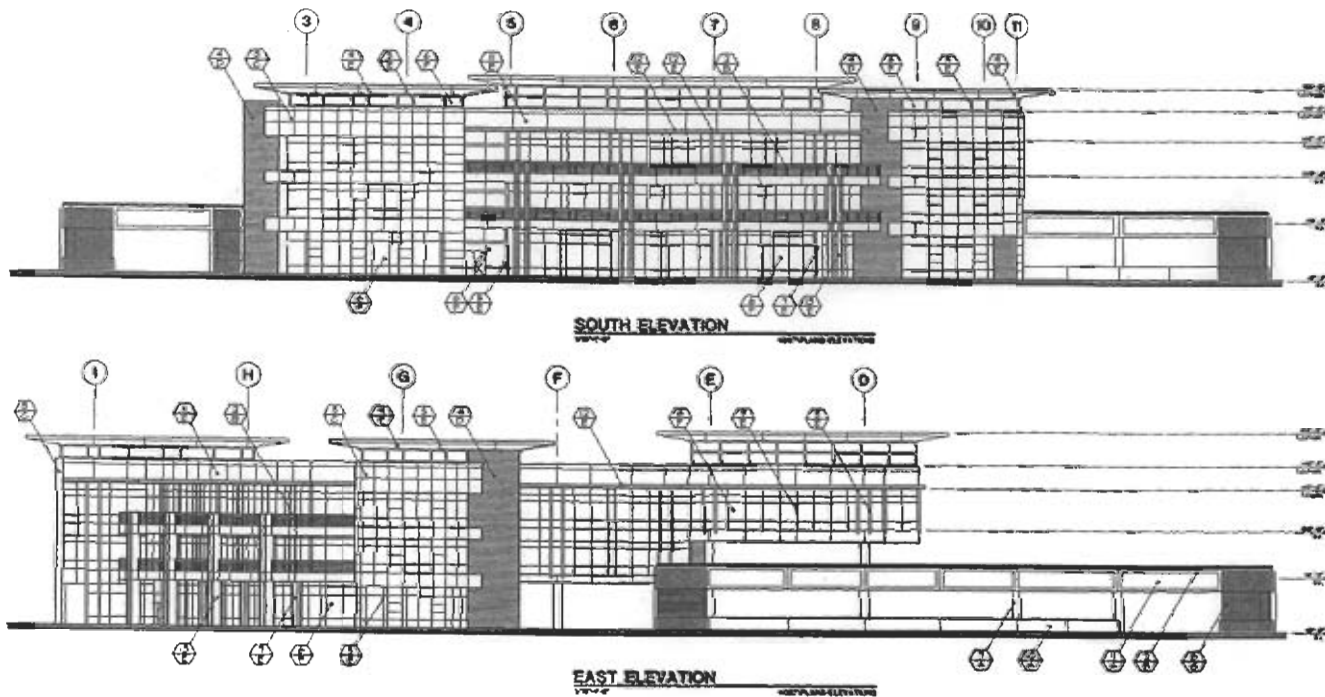
SIGHT DISTANCE TRIANGLE AREAS TO BE CLEARED OF LANDSCAPING, SIGNS, OR OTHER MOBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT.

All applicable areas impacted by this project will be salvaged as required.

68-DR-2000#4

05/01/2006





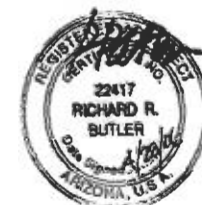
FINISH / COLOR SCHEDULE	
KEYNOTE	FINISH / COLOR
1. EPDM ROOF SYSTEM	4. CONCRETE - BRUSHED FINISH
2. GASKET RAIL	5. STAINLESS STEEL
3. LEPSTONE VENEER	6. BORATED LEPSTONE
4. ALUMINUM	7. TRENCHING - WALNUT CREEK
5. ALUMINUM WINDOW WALL SYSTEM	8. CLEAR ANODIZED ALUMINUM
6. GLAZING	9. VISION - VERMILION BLUE
7. CONCRETE COLUMN	10. ROBERT GREEN
8. GREEN ROOFING	
9. CORNER	
10. CORNER	
11. CORNER	
12. CORNER	
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20. CORNER	

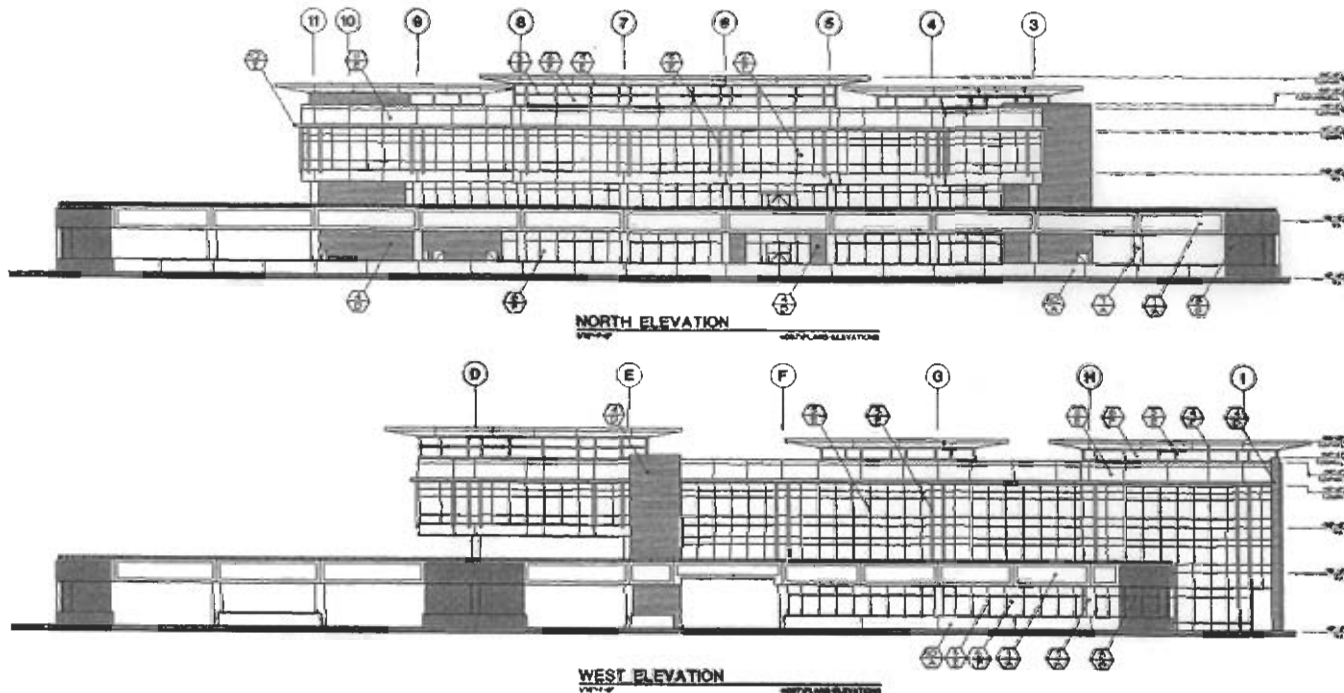
LOT 22  
PERIMETER CENTER OFFICE BUILDING  
LOOP 101 AND BELL ROAD  
SCOTTSDALE, ARIZONA

2004097  
April 28, 2004

68-DR-2000#4  
05/01/2006

DEVELOPED BY  
DESERT TROON COMPANIES





FINISH / COLOR SCHEDULE	
KEYNOTE	FINISH / COLOR
1. ERM FINISH SYSTEM	A. DARK CHALK - SHADY SHIP
2. CABLE RAIL	B. STAINLESS STEEL
3. LUMINOUS VENEER	C. NATURAL LIFETIME
4. TRAVERTINE	D. TRAVERTINE - NATURAL GREEN
5. ALUMINUM WINDOW WALL SYSTEM	E. CLEAR ANODIZED ALUMINUM
6. GLAZING	F. VISION - VERMILION BLUE
7. CONCRETE COLUMN	G. ROYAL GREEN
8. GREEN SCREEN	
9. CORNICE	
10. SCREEN WALL	
11. PLASTER	
12. BRICK MASONRY	
13. CLADDED STEEL COLUMN	

68-DR-2000#4  
05/01/2006

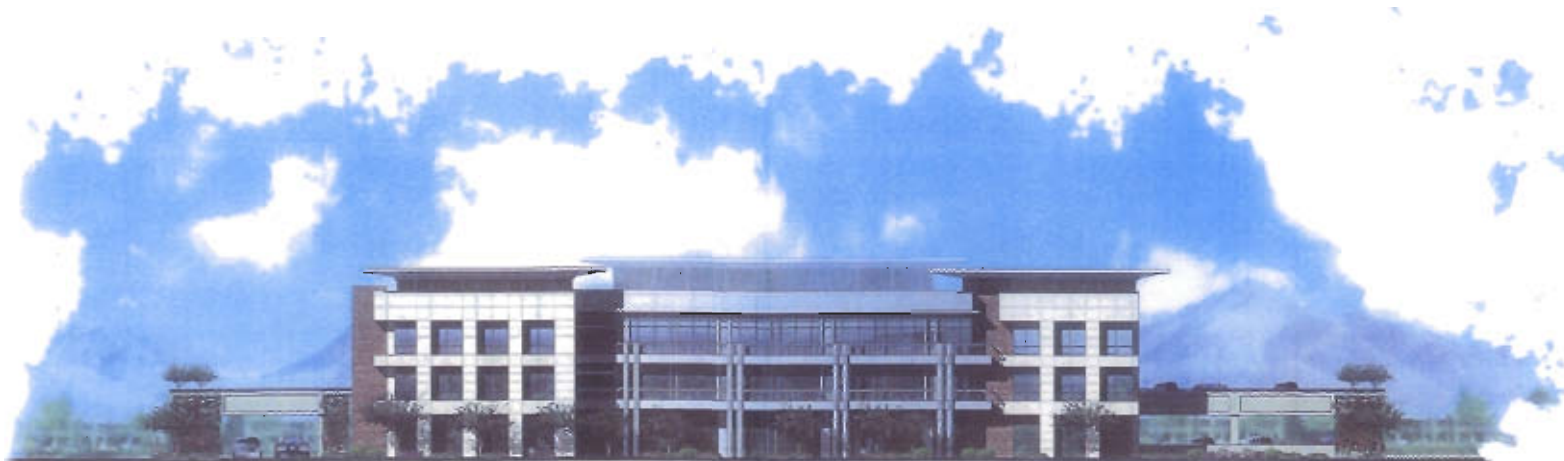
DEVELOPED BY  
**DESERT TROON COMPANIES**

**LOT 22**  
**PERIMETER CENTER OFFICE BUILDING**  
LOOP 101 AND BELL ROAD  
SCOTTSDALE, ARIZONA

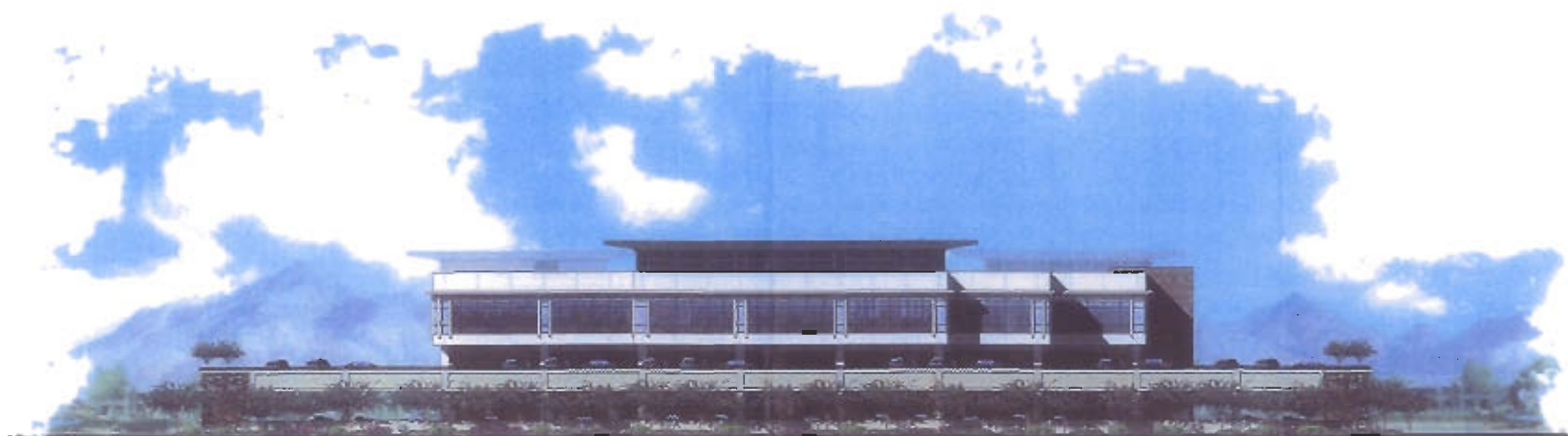
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April 28, 2004







SOUTH ELEVATION



NORTH ELEVATION

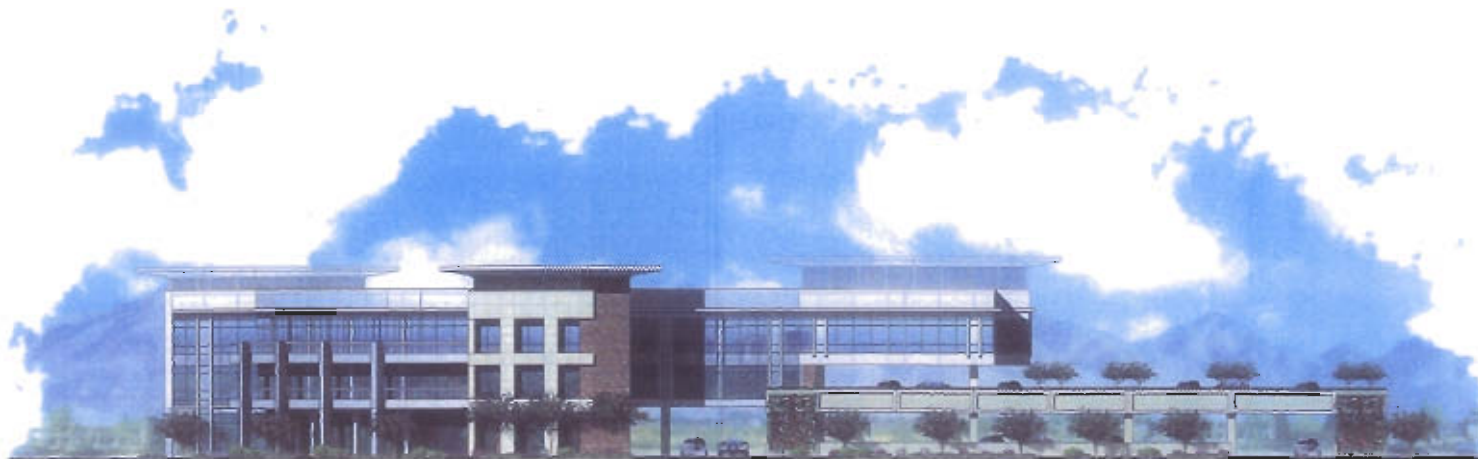
 DESERT TROON COMPANIES

**LOT 22**  
LOOP 101 & BELL ROAD  
SCOTTSDALE, ARIZONA  
4397

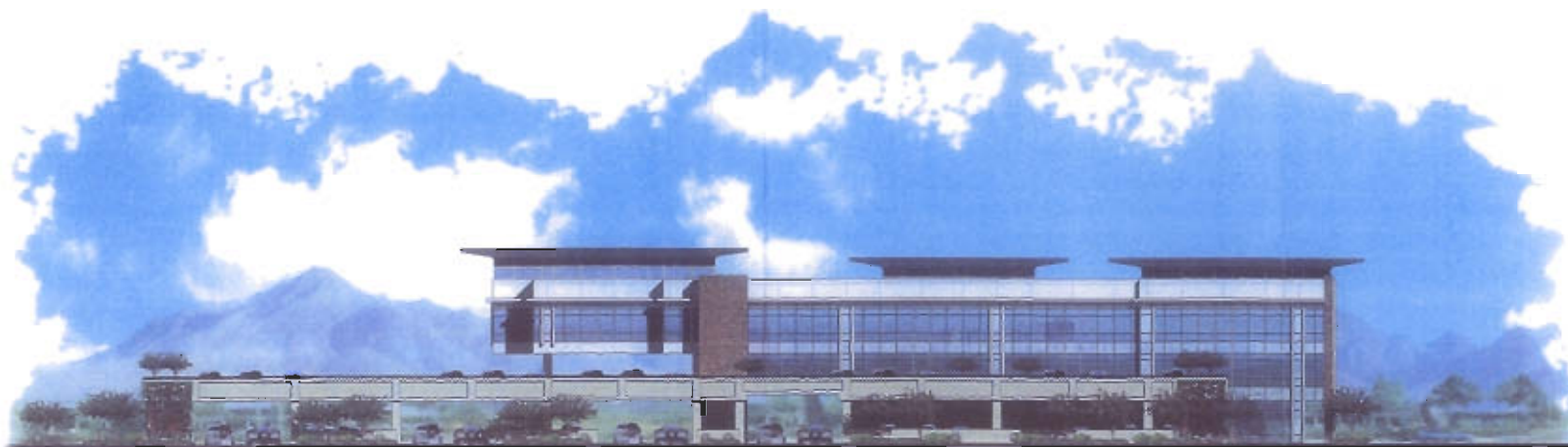
**68-DR-2000#4**  
05/01/2006



04.28.06  
**Bd**  
Butler Design Group, Inc.  
ARCHITECTS & ENGINEERS



EAST ELEVATION



WEST ELEVATION

 DESERT TROON COMPANIES

**LOT 22**  
 LOOP 101 & BELL ROAD  
 SCOTTSDALE, ARIZONA  
4087

**68-DR-2000#4**  
 05/01/2006



04.28.06  
**Bd**  
 Butler Design Group, Inc.  
Architects & Engineers





Perimeter Center Office Building  
 Perimeter Center Lot 22  
 8660 E. Hartford  
 Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
AS SHOWN  
 \_\_\_\_\_  
 \_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1500 AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
  - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ A. **MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ B. **MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ C. **NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Ord Gp 1 Haz. SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ D. **THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ E. **SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:  
.45 OVER 3000 SQ. FT.**
- ☐ F. **THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:  
Lot 22 @ Perimeter Center – DHL Campus  
Case 68-DR-2000#4**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Butler Design Group with a date of 05-01-2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group with a submittal date of May 1, 2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Butler Design Group with a submittal date of May 1, 2006.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All site and landscaping walls shall match the architectural color, materials and finish of the existing (formerly FFCA) building. Additional site and landscaping walls shall be placed in between the existing and new building in order to visually tie them together.

**ATTACHMENT B**



**SITE DESIGN:****DRB Stipulations**

10. (See Transportation stipulations below regarding the pedestrian access plan)

**LANDSCAPE DESIGN:****DRB Stipulations**

11. The open space areas adjacent to the existing building shall be landscaped with materials that are consistent with those proposed around the new building. The final landscaping plans submitted to the city shall include this landscaping area.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

11. *All exterior luminaires shall meet all IESNA requirements for full cutoff including the parking garage interior and exterior lighting, except as modified in stipulation 16.i, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.*
12. The individual luminaire lamp shall not exceed 250 watts.
13. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 16 feet on second floor of parking structure.
14. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
15. Photometrics shall be calculated out to the property line.
16. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

**Parking Garage Roof Lighting:**

- d. *The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.*
- e. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.*
- f. *Light poles shall not be located closer than 42 feet from the east and west side of the parking structure fascia.*
- g. *Light poles shall not be located closer than 60 feet from the north of the parking structure fascia.*
- h. *Light poles shall not be located closer than 42 feet from the south of the parking structure fascia.*
- i. *Lights mounted to the fascia interior of the fascia may be semi-cut-off and must be mounted at least 6 inches from the top of the parapet.*

**Building Mounted Lighting:**

- j. All luminaires shall be recessed or shielded so the light source is not directly visible from the property line.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:****Ordinance**

- A. *At the time of review, the applicable zoning cases for the subject site were: 11-ZN-2005 and 11-ZN-1986.*

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**APPLICABLE DOCUMENTS AND PLANS:**

21. Site Plan, dated 4/28/2006, prepared by Butler Design Group, dated 5/1/2006 by City Staff.
22. Preliminary Drainage Design Report, dated April 27, 2006, prepared by WRG Design, Inc., dated 5/1/2006 by City Staff.
23. Property Assemblage Map for DHL Campus Phase III, dated 4/14/2006, prepared by WRG Design Inc., dated 5/1/2006 by City Staff.

**DRAINAGE AND FLOOD CONTROL:****DRB Stipulations**

24. A final drainage report shall be submitted that demonstrates consistency with the preliminary drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
25. The final drainage report shall demonstrate consistency with the approved Master Drainage Report for Perimeter Center, revised July 1988, and the Master Drainage Report for Perimeter Center Phase II, dated April 1989, prepared by Collar, Williams & White Engineering.
  - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

26. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
27. On the final improvement plans, the developer shall provide the Lowest Floor Elevation and/or floodproofing according to the ordinance requirements listed in the City of Scottsdale DS& PM for AO Zone, improvements of nonresidential structures.
28. Final improvement plans shall show no construction or placement of any improvements in drainage easements that would constrict and reduce the stormwater carrying capacity, unless such improvements will be accompanied by other changes to compensate the reduction in capacity.
29. Retaining Walls/Flood walls: The improvement plans shall clearly show all retaining wall details. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.

#### **Ordinance**

- B. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- C. Underground Stormwater Storage:
- Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - Drywells are not permitted.
- D. Street Crossings:
- Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

#### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

##### **Streets and other related improvements:**

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Hartford Drive	Residential	35' Half Street (existing)	Existing	Existing	Existing

#### **DRB Stipulations**

30. The developer shall design and construct two driveways on Hartford Drive in general conformance with Type CH-1, City of Scottsdale Standard Detail 2257. Directional ADA ramps shall be provided at the driveways.

#### **Ordinance**

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**INTERNAL CIRCULATION:****DRB Stipulations**

31. Pedestrian Circulation Plan is currently being reviewed by Transportation Engineering and not yet approved. The developer shall obtain an approval of Circulation Plan and provide a copy of approved Pedestrian Circulation Plan for reference with final plan submittal.
32. Pedestrian connections shall be provided connecting the proposed building to the existing building to the west. All existing and proposed sidewalks shall be shown and clearly indicated on final construction plans.
33. The developer shall provide a minimum parking-aisle width of 24 feet.
34. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
35. The aisle width and turning radii shall be shown on the civil plans with the final improvement plans submittal to the plan review and Permit Services Division.
36. Provide bicycle parking at the front entrance of the building.
37. Pedestrian connections shall be provided from at least one side of driveways connecting parking areas to the building entrances and between the existing and proposed buildings.
38. The developer shall design the dead-end parking aisle in general conformance with the included detail.

**Ordinance**

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
Sight Distance Easement	Per DS&PM requirements
Access Easement	To the monitoring manhole

**DRB Stipulations**

39. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figure: 5.3-26 of the City's Design Standards and Policies Manual, published December 1999.
40. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance****G. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control



easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

H. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

I. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:**

DRB Stipulations

41. Site Plan has been reviewed by Mark Powell, Service Coordinator City of Scottsdale, Solid Waste Department. Based on his review, refuse enclosure design for this site will need to accommodate a horizontal compactor or 4 single refuse enclosures. A combination of double enclosures and single enclosures will also be acceptable.
42. Single or double refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures. If developer chooses to install trash compactor, a construction estimates for the compactor enclosure shall be provided with final plan submittal.
43. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

J. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

K. Underground vault-type containers are not allowed.

L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### **DRB Stipulations**

44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **WATER:**

#### **DRB Stipulations**

##### **Ordinance**

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **WASTEWATER:**

#### **DRB Stipulations**

Private Sewer System

45. On-site sanitary sewer shall be privately owned and maintained.
46. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

##### **Ordinance**

##### **LOCATION & CLEARANCE.**

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- P. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

### **BRIDGES:**

#### **DRB Stipulations**

47. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
  - b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

## **CONSTRUCTION REQUIREMENTS**

### **DRB Stipulations**

#### **As-Built Plans.**

48. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

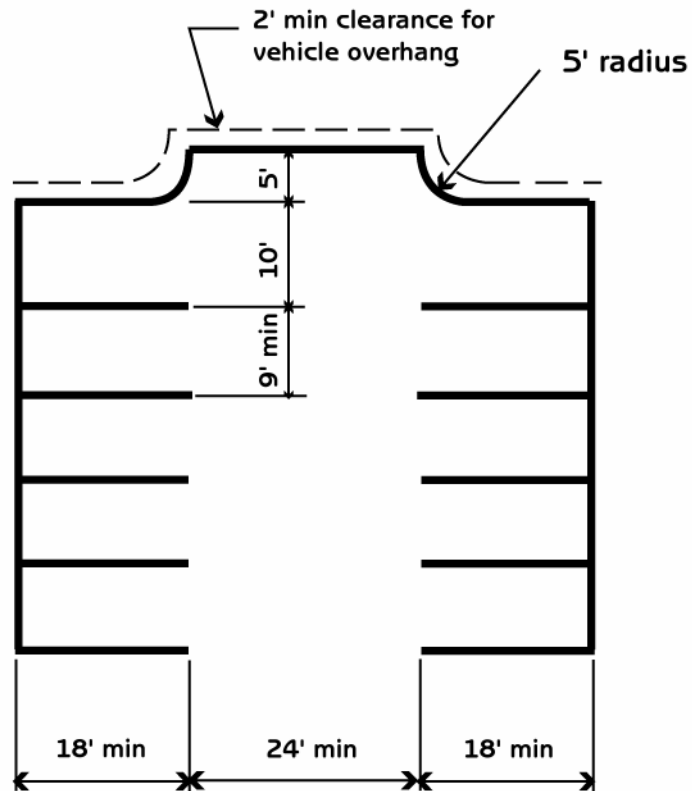
### **Ordinance**

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]





# DEAD-END PARKING AISLE DETAIL



## NOTES:

1. Maximum dead-end parking aisle length is 150 feet.
2. If the length exceeds 150 feet, a turn-around shall be provided for emergency vehicles.
3. No refuse enclosures are permitted on a dead-end aisle.